

LOOK BOOK

FIRST EDITION

By ELEPHANT & THESE FOUR WALLS

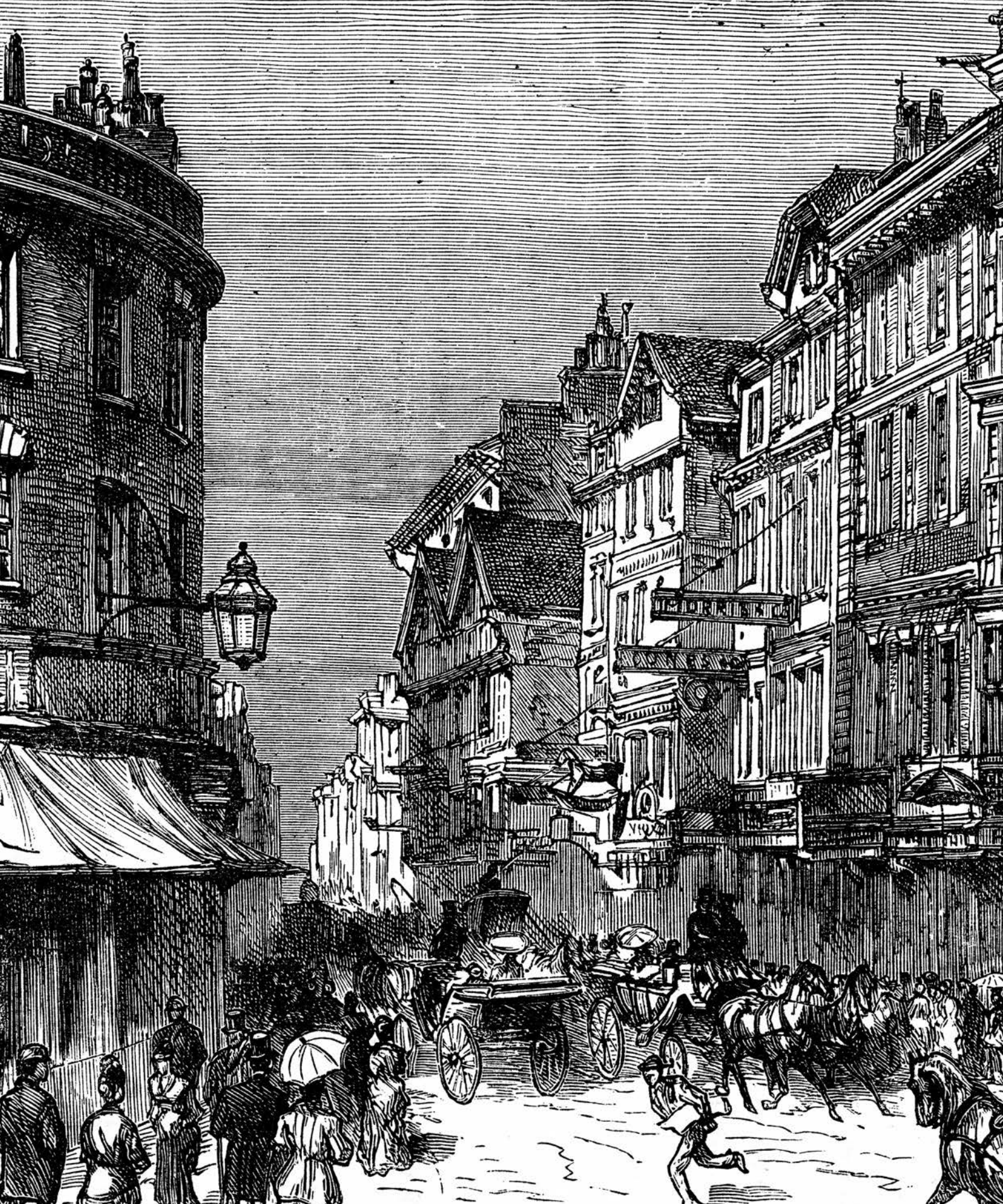


A SHOWCASE OF
INSPIRATIONAL
BRISTOL HOMES

from leading independent estate agent elephant and lifestyle blog These Four Walls

elephant 

'A visit to Bristol' - vintage
engraved illustration from
Journal des Voyages (1880-81)



EDITORS NOTES



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Since opening elephant in 2011, we have been privileged to sell a wide range of eye-catching homes in the neighbourhoods that surround Gloucester Road. This eclectic corner of Bristol – which stretches from Stokes Croft, Montpelier and St Werburghs, via Cotham, Kingsdown, Redland, Bishopston and St Andrews to Horfield and Ashley Down – is famed for its independent traders, its vibrant street art, its leafy green spaces, and its colourful mix of families, students and professionals. It's also one of the

hottest places to buy property within the city boundaries, with the thawing economic climate seeing demand soar, prices rise to new highs, and multiple buyers compete for the same home.

Whilst the rows of Georgian and Victorian houses which dominate the area may look similar from the outside, the same can't be said once you step through their front doors. Some have been divided into flats, others remain as single residences, and the way that they have been altered

and adapted to suit modern life makes each unique from the next. Photographing and selling these properties has encouraged us to celebrate their diversity with our first elephant 'look book', produced in conjunction with local interior design blog These Four Walls. Choosing our favourites from so many beautiful homes has been a difficult task, but we hope the following pages provide an inspiring insight into Bristol living in 2015 – whether you're looking to sell, buy, or stay put and improve.

Abi Dare

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Bristol is a city like no other – edgy yet elegant, cosmopolitan yet laid-back, forward-thinking yet firmly rooted in its industrial past. It's the city that spawned Brunel and Banksy, Cameron Balloons and Concorde, Morph and Massive Attack, and its independent spirit has earned it the title of the UK's best place to live several times over. It even has its own currency, the Bristol Pound.

Nowhere is Bristol's unique character more evident than in the neighbourhoods bordering Gloucester Road, where the

homes showcased over the coming pages are located. Encompassing everything from sleek flats to creative family homes, they provide plenty of design inspiration.

Although each property is different, there are some common threads. Firstly, they're all immensely personal spaces that reflect the lifestyles and interests of their owners. Secondly, they all display a successful fusion of old and new; most of the area's housing was constructed more than a century ago, and the homes

featured show how old buildings can be transformed to fit contemporary living without losing any of their period charm.

Finally, the owners' love for this patch of Bristol shines through on every page. If you already live here yourself, you'll know all about the shops, cafés, parks and street parties that make it so special. If you're new to the area or considering a move, we've included a handy guide to Gloucester Road and around on page 2, together with some useful tips on buying and selling on page 71.

A quick guide to Gloucester Road & around

Gloucester Road is one of the UK's most vibrant high streets, and the heartbeat of the area covered by this look book. Always bustling, it's lined with independent shops where you can purchase every conceivable item, as well as music bars, restaurants and caf  s that spill out onto the pavements come summer

Spreading westwards and eastwards from Gloucester Road, leafy **Bishopston**, **Redland** and **St Andrews** are favourites with families. They're packed with beautiful 19th-century houses, and their primary and secondary schools (Bishop Road, Sefton Park, Redland Green) are highly regarded. Here you'll also find Gloucestershire County Cricket Club, and the grassy slopes of St Andrews Park and Redland Green – perfect for barbecues and games of Frisbee, and magical settings for candlelit carols every winter.

As Gloucester Road progresses northwards, the larger properties give way to the neat rows of Victorian terraces which make up **Horfield** and **Ashley Down**. These two- and three-bedroom homes are increasingly popular with families and young professionals, and the two neighbourhoods buzz with life as a result. Their streets are dotted with family-run delis, caf  s and excellent pubs, including The Lazy Dog, The Royal Oak and recent CAMRA award-winner The Wellington.

At the southerly tip of Gloucester Road, where 'The Arches' railway bridge marks its change to Cheltenham Road, lie the rolling, multi-coloured fa  ades of **Montpelier**, one of the most bohemian quarters of the city. Its jumble of winding streets creates a village-like feel, with the foodie hub of Picton Street at its core. Its raft of eateries includes Italian deli Licata & Son, the wonderfully aromatic Herbert's Bakery, the tasty Thali Caf   and renowned restaurant Bell's Diner.

Beyond Montpelier, sandwiched between energetic, edgy St Pauls and the elegant terraces of Kingsdown (Bristol's first Georgian suburb), is **Stokes Croft**. This once-seedy corner is now the creative core of the city – home to Jamaica Street Studios, independent cinema The Cube, plenty of eye-catching street art (including Banksy's mural Wild Wild West), and an ever-growing number of bars and restaurants (top picks are music and food venue The Canteen and organic eatery The Runcible Spoon). Bristol's famous offbeat spirit is perhaps strongest here; The Guardian once stated that 'When the revolution comes, it will probably start in Stokes Croft'.

To the west of Cheltenham Road and Stokes Croft sits **Cotham** and **Kingsdown**, which stretch up towards the University of Bristol. It's criss-crossed by tree-lined streets flanked by grand Victorian villas and Georgian villas (some large family homes; others divided into flats for students and professionals). Dotted around are pockets of independent shops and restaurants, including Cotham Hill, site of wine buffs' favourite Corks of Cotham, its sister bistro Flinty Red, and superb tapas bar Bravas.

Finally, to the east is quirky **St Werburghs** – not the most well-known of Bristol suburbs, but certainly one of the most cherished. Huddled between allotments, railway embankments and the M32 motorway is a swathe of Victorian terraces, together with local shops, a pretty little park and an eclectic sustainable housing project. It's also the location of City Farm, which adds pigs, goats, sheep, ducks, hens and rabbits to the community's list of residents.



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who ^{are} elephant?

We set up elephant in 2011 because we believed that we could sell homes with minimum fuss and maximum care.

Prior to this, we spent several years working for other estate agents in Bristol, London and beyond, cutting our teeth and learning our trade. This varied range of experiences has helped us to create and shape the 'elephant way'. Everyone at elephant lives and breathes Bristol and can provide buyers with an insider's view on all the things that make this city great.

Our focus is giving our customers the best possible service, which is

A home is more than just a building; it's a feeling made up from all the laughter, love and tears that happen within its four walls

why most of our business comes from recommendations. We know that every home is unique, and our mission is to make each one stand out from the crowd. We appreciate that a home is more than just a building; it's a feeling made up from all the laughter, love and tears that happen within its four walls, and we take time to understand

the features that make the properties we market a pleasure to live in. We also add insights from the owners to every set of details, highlighting the things that bring the bricks and mortar to life and giving a personal touch that an estate agent alone could never provide.

To see why we're different, take a trip down to our homely Gloucester Road office, grab a seat on our sofa and have a chat. If you feel like it, you can even play a piece on our piano.

elephant 



A dark, dramatic house on Sefton Park Road, St. Andrews

A palette of deliciously moody greys forms the perfect backdrop for the eclectic treasures which fill this four-bedroom home. Salvaged furniture is interspersed with designer pieces by the likes of Bertoia and Charlotte Perriand, whilst walls and ceilings are adorned with antlers, oil paintings, industrial lights and chandeliers dripping with shells. Built-in shelves have been painted to blend in with the walls behind, placing the emphasis firmly on the collection of bell jars, bottles and family photographs which they display, and occasional splashes of pink and white enliven the scheme. There's a beautiful blend of textures, too – rough wooden tables flanked by leather chairs, feathered JuJu hats above tiled Victorian fireplaces, and silvery cowhides atop polished floorboards.









OWNERS' COMMENTS

"We immediately fell in love with this house, the green leafy road and the friendly neighbourhood. It's close to everything we wanted – the cafés and shops of Gloucester Road, transport links, the relaxing St Andrews Park. This house has brought us many happy experiences, and we will miss living here!"



A calm yet creative flat on York Road, Montpelier

This bijou one-bedroom bolthole combines airy minimalism with relaxed rusticity. In the open-plan living area, crisp white walls contrast with stripped wooden floors and a wonderfully gnarled dining table, whilst a stack of logs sits ready to fire up the wood-burner. The kitchen has worktops made from reclaimed timber, plus a selection of pans arranged artfully

above a retro range oven; even the fridge has been given a makeover thanks to a map covering the door. The bedroom's blackboard wall provides an outlet for late-night musings and is brightened by a colourful bedspread and a vintage leather chair. Throughout, built-in storage and high-level bookshelves maximise the space and hide clutter.





OWNERS' COMMENTS

"This is a tranquil haven in the thick of all the action, on the doorstep of some of the best places to eat and drink. It's only a stone's throw from Gloucester Road, and equally close to the city centre and Cabot Circus. Bathed in sunshine, and always toasty thanks to the stove, it's probably the best spot in Bristol!"



A flamboyant family home on Berkeley Road, Bishopston

This is a house with real flair. Pops of colour, funky furniture and eye-catching lighting pepper every room, and the walls are adorned with prints. An old soap advertisement is emblazoned above the kitchen door, and there are vibrant displays of glassware and vinyls in alcoves and cabinets. The building has lost none of its Victorian charm, though – original cornicing, ceiling roses and sash windows

have been retained and restored, and retro-style radiators and freestanding kitchen units hint at the building's age while bringing it bang up to date. What's more, sensitive alterations to the layout provide extra space for modern living, including an en-suite off the master bedroom, a brick-built summerhouse in the garden, and an under-stair passageway linking the reception rooms.





AGENT'S COMMENTS

"When we first visited this house, we knew straight away that it was something special. The striking artwork and bright retro furniture make for a very stylish interior, and the garden seems like a never-ending green oasis – a perfect retreat from city life."



A soothing sanctuary on Raglan Road, Bishopston

The star of this three-bedroom home is its vast open-plan kitchen – an airy, multifunctional space, where sleek white units and grey tiles sit alongside a relaxed family area with a wood-burner, easy chairs and an exposed-stone chimney breast. Elsewhere in the house, white timber furniture, natural textures and a palette of creams, taupes and dusty pastels create a tranquil haven in the middle of the city. The muted colour scheme also serves to highlight the beautiful cornicing and ceiling roses, as well as providing a canvas for the shimmering patterns cast by chandeliers and mirrored lightshades.







OWNERS' COMMENTS

"I love our house. From the moment we walked in, we knew it had the potential to be a fantastic family home. It was light and bright, and straight away we fell for the spacious bedrooms, south-facing aspect and fantastic extension. We spent many months lovingly renovating the property, taking care to retain its original features while bringing it in line with a modern way of living. The back garden is very private,

with sun all day long and flowers covering the trellis in summer. By day it makes for fantastic barbecues, and by evening it's transformed with fairy lights, lanterns and an overflow of family and friends from the kitchen. The kitchen itself is one of my favourite spots in winter; despite being open-plan, it's exceptionally cosy when the fire is lit – perfect for lazy reading days. It also makes a spectacular entertaining space."





A stylish abode on Cromwell Road, St Andrews

The original features in this two-bedroom flat are offset beautifully by the striking grey scheme. White marble fireplaces stand out against slate-coloured walls, and tall sash windows (one encompassing a window seat with sweeping views across the city) ensure the property is never dull, even when the weather is. The colours also

work well with the more contemporary additions, particularly the glossy kitchen units and sleek bathroom tiles. There are plenty of whimsical dashes, too, including an instrument-print wallpaper that reflects the owners' love of music, and cushions emblazoned with hot-air balloons that give a nod to the Bristol setting.







OWNERS' COMMENTS

"We have loved every moment spent in the sun on the window seat, watching the amazing view of the city, which is such a unique feature of our first home. It's always a fantastic backdrop to dinner parties with friends and family, and the big windows flood the whole flat with light. The high ceilings, large rooms and period features that attracted us to the flat make living here a real privilege, and the location means it's just a short hop to Gloucester Road."



A vibrant house on Theresa Avenue, Bishopston

This Victorian residence contains a beautiful blend of period features and contemporary style. Downstairs, wooden floors, fireplaces and sash windows are offset by splashes of bright, spring-like colour (sky blue, apple green, cherry red), and the furniture is a clever mix of relaxed wooden pieces and clean, modern lines. There's even a dash of 60s glamour in the family room's Warhol-style print, oversized lightshade and patterned blind. The bathroom also pairs old and new, with a swish circular sink mounted on a reclaimed dresser. By contrast, the three bedrooms and the study in the eaves are decorated in muted tones, creating soothing spaces conducive to sleeping and working.





OWNERS' COMMENTS

"This has been a great home for our young family, with friendly neighbours and a good community spirit. The road is very quiet and a short stroll from shops, banks, cafés, sports facilities and great primary schools. We particularly like the layout, with the second reception room (used as a playroom) opening onto the kitchen-diner. We have converted the attic into a wonderful, light-filled, high-ceilinged room – it's currently used as an office but could easily be partitioned into two bedrooms or transformed into a huge master room."





An unusual garden maisonette in Bath Buildings, Montpellier

This unique two-bedroom home contains echoes of Bristol's industrial past, with an open-tread factory-style staircase, peppermint-green metro tiling and retro 1950s aluminium kitchen units by English Rose, whose designs were influenced by aeronautical technology.

It's not without homely comforts though, including a dressing area off the master bedroom, a leafy decked garden to the rear, and a decadent stone-tiled bathroom with a traditional roll-top tub and a funky bamboo ladder for towels.





OWNERS' COMMENTS

"Living in this fantastic maisonette, we love popping out to enjoy weekend brunch at Boston Tea Party, to celebrate special occasions at Bell's Diner, and to eat at the Thali Café when we can't be bothered to cook on a weeknight! The property is in the heart of the city with all its brilliant places, and still has the benefit of a huge garden. If we were staying we might have kept some chickens and put an extension or studio pod at the rear. Although it's part of a larger property, the maisonette's sound-proofed ceiling, huge windows and large kitchen-diner make it feel like an independent house. Our favourite spaces are the walk-in wardrobe-cum-study, and the incredibly luxurious bathroom with its travertine tiling and claw-foot tub."



A house of two halves on Berkeley Road, Bishopston

This beautiful brick-fronted abode has a dual personality. The lounge and two bedrooms are airy and uncluttered, with floorboards and walls painted in soft creams and greys, and the sleek kitchen is filled with light thanks to huge bi-fold doors. By contrast, the snug is just that: a cosy space lined with bookshelves and

warmed by a crackling wood-burner – the perfect place to curl up with a glass of wine on a winter's evening. The garden also has two very different zones, with a contemporary paved seating area at one end, and vegetable patches and flowerbeds overflowing with verdant shrubbery at the other.



OWNERS' COMMENTS

"This house has been lovingly transformed into a comfortable home and sanctuary. The garden provides a tranquil view all year round, and it never fails to lift the spirits over breakfast. There are acres of adjoining gardens, too, which makes this an unusual and special green space within the city. Combine this with the convenience of the various independent shops on Gloucester Road and it's a very rewarding place to live."



A classy renovation on Richmond Road, Montpelier

It may be lacking a full set of furniture, but the top-to-bottom refurbishment of this five-bedroom home is impressive nonetheless. The house's layout has been rejigged for modern living, with the stairs repositioned to create a vast open-plan kitchen diner on the lower ground floor. Original fireplaces and floorboards have been retained throughout, and the bathroom's roll-top tub and pull-chain toilet reflect the building's Victorian past. But these period features are balanced with 21st-century touches, including a stainless-steel kitchen opening onto a decked terrace. The reclaimed dining table, artfully battered leather armchairs and eye-catching cowhide rug hint at the property's potential for full-on style.







OWNERS' COMMENTS

"This beautiful home is perfect for family living. We have carried out a complete renovation, from adding a new roof and glass atrium right down to landscaping the garden. We have lived on this street for 11 years and love the warm, friendly community. Every year there's a traditional

street party, which is great for getting all the neighbours together. It's close to Montpelier Park, which has recently been enhanced to include a skateboard run, table tennis and BBQ facilities. There are a lot of families in the area and most people tend to settle here for a long time."

A characterful house on Mogg Street, St Werburghs

This two-bedroom terrace may be small, but it's packed with personality. The contemporary white kitchen units contrast beautifully with the slate floor, and a stunning red pendant light dangling above the table provides a focal point for dining. The sky-blue wall in the lounge adds

another pop of colour, and there are plenty of patterns to amuse the eye, including striped blankets, polka-dot curtains and even cushions adorned with typewriters. The upstairs rooms have a calmer look but are no less appealing, with black and white prints set against graphite-grey walls.





OWNERS' COMMENTS

"We love living on Mogg Street. The house is light and airy, and you get glorious afternoon and evening sunshine throughout the property. The log-burner has been brilliant during the colder months, and the open-plan kitchen is fantastic for entertaining – particularly as you can walk straight out onto the deck. We have spent a lot of time in the garden – it's now quite established, with daffodils, crocuses, snowdrops and bluebells flowering in spring, and a nice array of shrubs and plants throughout the year (including a blossoming and harvesting morello cherry tree at the far end). St Werburghs is a great place to live, too – the community here is incredible, and we'll miss it!"



An elegant Edwardian flat on Cranbrook Road, Redland

The building housing this two-bedroom flat was built in 1901, just as the Victorian penchant for dark colours and rich patterns began to give way to the Edwardian preference for lighter, simpler designs. The flat's interior is a contemporary take on this evolution, with clean lines, white-painted furniture, and subtle shades of grey and lavender that bounce light around the high-ceilinged rooms. Boxy sofas, mirrored cube tables and monochrome prints add a modern edge to the lounge, while the bedroom mixes old and new by pairing floral fabrics and an antique chest of drawers with a perspex Philippe Starck 'Ghost' chair. By contrast, the second bedroom is inspired by the owners' travels to Morocco, with bespoke artwork and souk-bought accessories.









OWNERS' COMMENTS

"We knew we'd found our home as soon as we walked into the flat; in fact it was the first and only property we viewed! We love the fact that it has a large private garden but isn't a basement flat, so it's wonderfully light and airy. The big lounge is fantastic for relaxing and socialising, and it's very quiet. The location is ideal, too: the restaurants, cafés and shops of Gloucester Road are just around the corner (fantastic for lazy weekend brunches), and Clifton is an easy walk. We have put a lot of effort into decorating the flat and maintaining the lovely original features; it's even appeared on a TV show about period property."



A fun-filled family home on Monmouth Road, Bishopston

This vibrant house is bursting with exuberant touches, from the bright front door to the iconic TV card emblazoned on the wall of the dining room. The kitchen/breakfast room pairs eye-catching swathes of post-box red with duck-egg blue accents and jazzy prints, and plants cascade down the wall behind the table; there's even a map covering the island unit.

The eclectic décor continues in the four bedrooms, which have open shelving and displays of vintage bottles; one occupies a loft conversion believed to date back to 1906 – a very unusual alteration for the time. And there's yet another treat in the garden: a birch studio-cum-summerhouse inspired by the designs of pioneering self-build architect Walter Segal.





OWNERS' COMMENTS

"We bought the house as a bit of a short-term project. Some 26 years and three grown-up children later, we're still here – something which attests to our love of Gloucester Road, the excellent local schools, and the exceptionally friendly neighbourhood. The house has been altered and has grown with our family's needs over the years. Now it's time for us to retreat northwards and take on a new 'project', letting another family enjoy the house, the garden and Monmouth Road."





A city cottage on Egerton Road, Bishopston

T here's an air of rustic charm about this beautiful two-bedroom home on tree-lined Egerton Road. The lounge's sofas are arranged around a cosy wood-burning stove, the dining room has a wonderful farmhouse table on a stone-tiled floor, and the kitchen houses hand-built wooden units, open shelves and a Belfast sink. The country

theme is reflected in the décor, which blends delicate shades of duck-egg blue with warm pine, colourful rugs and an unusual collection of woven baskets. It's certainly not what you expect in the middle of Bristol, but the biggest surprise lies outside: a 200ft garden complete with vegetable patches, fruit trees and a summer house.





OWNERS' COMMENTS

"We think of our home as a cottage in the heart of the city. We have lived here for 10 happy years and will be sorry to leave. During that time we have made improvements while retaining many of the original features. We built a summerhouse in the garden where we have been able to relax, sleep, have barbecues and enjoy the variety of wildlife, especially the birds. We have also enjoyed the produce from our large vegetable plot and orchard. Egerton Road is very attractive, with buildings in a variety of styles and ages. It also has quite a history – our house was once a finishing school for young ladies."

A sun-filled flat on Walsingham Road, St Andrews

Soft dove-grey walls make the most of the fabulous natural light which pours into this two-bedroom garden flat. The muted scheme also contrasts beautifully with the rich wood of the floorboards, the ornate tiles of the fireplace and the vibrant patterns of the rugs, giving these features added impact. The kitchen is particularly pretty, with its panelled units, wooden worktops and tongue-and-groove walls, as are the pampering tub, metro tiling and driftwood-framed mirror in the bathroom beyond.







OWNERS' COMMENTS

"We were a little uncertain about crossing Gloucester Road when we moved here from Redland some five years ago, as we didn't really know the area. We needn't have worried: we have really come to love this location, and Walsingham Road is pretty close to perfect! It's extremely quiet and

friendly, and has easy access to St Andrews Park and Gloucester Road, without being too close. We have always adored this flat for its well-proportioned layout and bright, large-windowed rooms. If we could just add a third bedroom we would be more than happy to stay, and we will genuinely miss it."

A beautifully bright house on Berkeley Road, Bishopston

The heart of this family home is the lower ground floor, which has been transformed into a wonderfully airy open-plan kitchen and dining space, backed by a handy utility area and a family room. Light spills in through Velux windows and bounces off glossy white units, while bi-fold doors connect the space to the garden

outside. The rest of the house – study, sitting room and four bedrooms – is more traditional in feel, with fireplaces, dark wooden furniture and walls in rich greens, yellows and reds. It still feels bright, however, thanks to high ceilings and a sun room with a bank of sash windows looking out over the lawn.





OWNERS' COMMENTS

"This has been a happy family home for the last seven years. Our kids love their big bedrooms, playing pool in their playroom and messing around in the garden, as well as living near their friends. We love having our own child-free study and living room, plus a green outlook and enough space to entertain."





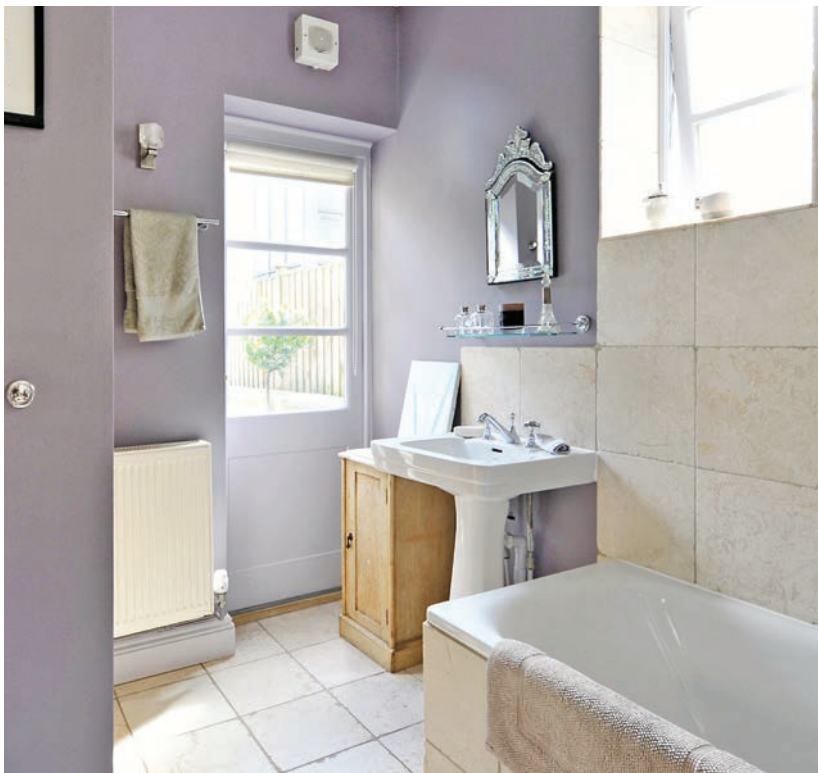
A handsome hall-floor flat on Cotham Park, Cotham

This elegant apartment has an opulent feel thanks to its plush velvet sofas, flock-papered feature walls and cornicing. Ornate chandeliers make the most of the high ceilings, and their glass beads sparkle in the sunshine streaming in through the large bay windows (complete with working shutters). The bathroom also retains a sense of the building's Victorian heritage, mixing marble tiles with a period-style basin and taps, while the kitchen and breakfast room is more contemporary, with sleek white units hiding integrated appliances.









OWNERS' COMMENTS

"We love our apartment's elegant rooms, with their high ceilings, original features and large sash windows. We also adore its central location, its leafy views onto a quiet street, and its direct access to the garden."



A striking home on North Road, St Andrews

Eye-catching black and white accents are scattered all over this three-storey, three-bedroom house, from the glossy pendant light in the lounge to the curvaceous chairs in the dining room. The kitchen is particularly striking, with a rubber floor, custom-made

drawers and metro tiles creating a look that's both stylish and practical. The monochrome scheme works brilliantly against splashes of red and sky-blue, and salvaged chairs, pop-art posters and colour-coded bookshelves add further interest.





OWNERS' COMMENTS

"We have been very happy in this house. It's been an adaptable space for the two of us and our growing family, and we have invested a lot of time and love into restoring and refurbishing it, keeping elements of style from the Victorian era while adding a modern edge. The location is great, with vibrant Gloucester Road right on the doorstep and everything you could need within a couple of minutes' walk – we will miss tucking into Saturday breakfasts of loaves from the Breadstore and fruit from the greengrocers. We're moving out of Bristol to be nearer family but, if we could, we would take this house with us!"



A swish family space on Seymour Avenue, Bishopston

This classic-looking Victorian home hides a very stylish interior. The open-plan reception rooms at the front are spacious and light, with pale walls that maximise the sunshine pouring in through the bay window. At the back, the sleek kitchen-diner has gleaming white units, wooden counters, and clever open shelving that neatly divides the cooking

and eating spaces. A pair of adjustable pendant lights over the table can be raised and lowered for family meals or intimate dinner parties, and patio doors open onto the garden. Upstairs, the four bedrooms mix stripped wooden floors and cast-iron fireplaces with calming whites and creams, and the bathroom is clad in beautiful stone.







OWNERS' COMMENTS

"This house has been a fantastic home for us. We love waking up to the morning sun at the front, and then enjoying the light-filled kitchen throughout the day. Given the proximity of Gloucester Road, we are constantly amazed at how quiet it is. There is also a real sense of community on this street – something that we will really miss."

A tasteful terrace on Berkeley Avenue, Bishopston

There's a cosy, cottage-like feel to this Victorian house. Period charm fills every room: the lounge has sink-into sofas arranged around a working fireplace with original tiles, the kitchen mixes bespoke wooden units with a Belfast sink, and vintage pieces (a Singer sewing machine, an antique copper kettle) are dotted here and there. Upstairs, the two bedrooms have restored sash windows, cast-iron radiators and old suitcases for bedside tables, whilst the centrepiece of the bathroom is a fabulous roll-top tub. Walls throughout are painted in elegant, powdery tones – sage green, petrol blue, olive grey – and doors have been left untreated to showcase the grain and knots of the wood. The overall result is warm, welcoming and gently quirky.









OWNERS' COMMENTS

"We're very sad to have to leave our little corner of Bishopston, but we hope that whoever has the pleasure of living in this lovely Victorian terrace will appreciate its very special location, on a pretty cul-de-sac where you know your neighbours, minutes from an impressive independent high street and the gorgeous St Andrews Park. We have spent a lot of time and love on this house which, despite having stood for over 130 years, has retained so much of its original charm."



A serene house on Sefton Park Road, St Andrews

This elegant three-bedroom Victorian home is calm, clean and uncluttered, with white walls, streamlined kitchen units, grey composite worktops and plenty of built-in storage. It's far from clinical, though: rooms are softened with accents of pastel blue and dusky pink, while cowhide rugs, snuggly blankets

and silky cushions add texture. Delicate floral wallpapers, patterned curtains and statement furniture (including Eames dining chairs and an iconic Arc lamp) add interest without distracting from the tranquil feel, and clever half-height shutters in the living room and bedrooms ensure both privacy and natural light.



OWNERS' COMMENTS

"Having moved from London, it was wonderful to find such a great community on Sefton Park Road to help me settle into my new home. With Gloucester Road just around the corner, you don't have to go far to find a great variety of independent shops, cafés and bars. St Andrews Park is only a couple of minutes' walk away, too. I will be very sad to leave, but I hope to pop back for the annual street party!"





SOME HANDY TIPS FOR SELLING A PROPERTY...

Remember that first impressions count

They say you can only make one first impression, and that you only have about 30 seconds to get it right! The front of your house is therefore a good place to spend a little extra time and money. Tidying the exterior, planting flowers, trimming bushes, weeding and repainting the front door will get things off to the best possible start.

Spring clean

Cleanliness and tidiness should never be underestimated, so scrub each room from top to bottom. In particular, make sure that surfaces in high-impact rooms such as the bathroom and kitchen are sparkling – something which will also make your home smell fresh and appealing.

Fix it

Got a dripping tap or a cracked tile? Maintenance issues will send the wrong message to prospective buyers and immediately create the potential to de-value your property. Getting little problems fixed before you put your home on the market is a smart idea. Find a nearby

tradesperson by visiting our helpful business directory at www.elephantlovesbristol.co.uk.

Eliminate clutter

We love our furniture, photos and kids' masterpieces. They reflect our memories, achievements and good times. But they don't sell homes! Too much clutter distracts buyers by making rooms seem smaller and more disorganised, so take time to remove as much as possible without leaving your home looking bare and stark. It's also worth defining areas so that buyers know the purpose of each room and can decide where they would place their own belongings. Sell the lifestyle and you'll sell the house.

Time it right

Although it may sound obvious, it's important to make sure that you're prepared to commit yourself fully to selling your home. You need to consider whether the market is strong or struggling, and you must ensure it's the right time for you, too. Entering the process half-heartedly or in the midst of a big life or work distraction can leave all parties frustrated, stressed and ultimately disappointed.

SOME HANDY TIPS ON BUYING A PROPERTY...

Register with the agents in your chosen area

Websites like Rightmove are an absolute must for home hunters, but it's worth taking time to develop a personal rapport with local estate agents, too. Registering your details can give you a head-start on any new instructions before they reach online property portals. And the importance of giving the correct details can't be emphasised enough – inaccurate email addresses are a particular problem, as most agents now use email as the main point of contact.

Confirm your financial situation

Make sure you have your financial arrangements in place before you start viewing properties. Look into what mortgage deals you can get and work out how much equity/deposit you have. You will save time and effort by only seeing properties that fit your budget and, once you find your perfect home, your offer will be taken more seriously if you have an agreement in principle from a mortgage lender.

Arrange a survey

Whether you're buying a new-build property or a grade II listed cottage, we recommend that you commission a survey once your offer has been accepted. As your

home is probably the biggest purchase you'll ever make, it's worth investing a relatively small sum to have peace of mind. Spotting problems early on could save you thousands of pounds in costly repair bills.

Use recommended solicitors

Having a solicitor in mind before you find a property is no bad thing. It can give further credibility to any offer you make, and using an open and communicative solicitor with good local experience will go a long way to helping you move through the process smoothly. Don't ignore any aspects of the purchase that you don't understand – raise queries with the solicitor or agent so that you know exactly what you're buying.

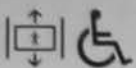
Consider the vendor

Establish how quickly the seller wants to move at the outset. If the answer is as quickly as possible, does that fit with your circumstances? If they're moving to a new job that doesn't start for months, will you be able to find a temporary home? Making sure your timescales fit can be key to avoiding a stressful move (and consecutive nights on a friend's sofa!).



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